

**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
Office Ph. (954) 828-5123  
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Email: timw@cityfort.com

**Project Name:** Winston Knauss  
Plat Approval/"New River Woods"

**Case #:** 8-P-02

**Date:** 5/28/02

**Comments:**

1. The plat shall dedicate an additional fifteen (15) feet along its north boundary from the east right of way line of S.W. 15 Avenue to the east right of way line of S.W. 14 Terrace. A twenty-five (25) foot dedication exists from the Grimm Miller Addition P.B. 51, Page 8 and this plat must dedicate the remainder of a required forty (40) feet.
2. No privately dedicated streets are permitted by City Ordinance Section 47-24.5.D.h. The proposed roadway easement shall be dedicated as a public street (right of way).
3. Per Section 47-24.5.D.I the minimum street width to be dedicated for low and medium density residential development is fifty (50) feet and it shall incorporate radii as required by 47-24.5.P.vi.b.
4. Section 47-24.5.P.vi.b indicates a radius required for the intersection of a minor and major street to be a minimum of twenty-five (25) feet. No radii are indicated for the proposed intersection.
5. On your location sketch please show S.W. 15th Avenue (and other surrounding streets as reasonable to provide specific project location) and indicate reference or ties to Section lines.
6. Please provide a cost estimate and bond for sidewalk to be constructed along the frontage of this plat on SW 15th Avenue, and for sidewalk on the new roadway through Plat.
7. Please indicate where (if any) permanent reference monuments are located on this plat.
8. Please indicate the name of the street to be constructed through this plat.
9. Please indicate any and all easements required by the Zoning District for utility, public access or amenities (determine by reviewing the appropriate Zoning District requirements). These easements could be dedicated by plat rather than separate instruments later.
10. Indicate the adjoining plat on the west side of S.W. 15 Avenue.

11. Please indicate any public right of ways on the west side of S.W. 15 Avenue within one hundred (100) ft. with offset to property corners, proposed access centerline or other appropriate legal point of reference.
12. Indicate angles for all intersection for lines of easements with property lines, etc. which are not specifically described by metes and bounds in legal description.
13. Is this property appears to be within an RS-8 or RD-15 Zoning District ? Please acknowledge the side setback distances and the impacts this will have on waterway uses. Review with Planning and Zoning Staff the apparent narrow water frontage offered to lots 4 & 6 and whether the littoral rights should be expanded more equitably to avoid further complicating these owners disability to utilize or benefit from the waterway.
14. What easement will be required by Zoning for water access for lots 1,2,3,7,8, & 9 ? No easements for maintenance or access to waterway are apparent which would provide continuous access to or enjoyment of the waterway.
15. Please discuss why the centerline of the proposed street diverges off from the center of the cul-de-sac ? This geometry should be reviewed and evaluated by the City Surveyor for conformance

**Division:** Info. Systems

**Member:** Mark Pallans (GRG)  
828-5790

**Project  
Name:** Winston Knauss

**Case #:** 8-P-02

**Date:** May 28, 2002

**Comments:**

No apparent interference will result from this plan at this time.

**Division:** Landscape

**Member:** Dave Gennaro  
828-5200

**Project Name:** Winston Knauss

**Case #:** 8-P-02

**Date:** 5/28/02

**Comments:**

No comments.

**Division:** Planning

**Member:** Angela Csinsi  
828-5984

**Project Name:** Winston Knauss

**Case #:** 8-P-02

**Date:** May 28, 2002

**Comments:**

Request: Plat Approval for "New River Woods" at 1400 SW 15 Ave.

1. Separate application and fee is required for Planning & Zoning Board submittal.
2. The application states the proposed use as 9 single-family homes however, the plat note states 15 townhouses. Townhouses are not a permitted use in RS-8.
3. According to ULDR Section 47-24.5.D.1.h, private streets are prohibited.

**"Private streets. There shall be no private streets platted in any subdivision. Every subdivided lot or property shall be served from a publicly dedicated street. This requirement may be waived by the board in special situations where the board finds public safety, convenience and welfare can be adequately served."**

4. Plat must comply with ULDR Section 47-24.5, Subdivision Regulations. The minimum lot width must be 75 feet. The Planning & Zoning Board has the authority to approve lot widths that are less than 75 feet:

**"Lot arrangement and design shall be properly related to topography, to nature of contiguous property and to the character of surrounding development. Where existing lots are replatted or the size and shape of a tract to be platted makes conformance with the provisions of these subdivision regulations unreasonable and impracticable in the judgment of the Planning and Zoning Board, the Board is hereby authorized to vary the requirement in appropriate cases in such manner as to carry out the spirit and purpose of the subdivision regulations."**  
(ULDR Section 47-24.5.D.3.h)

5. Prior to scheduling for Planning & Zoning Board, plat must be approved by Tony Irvine, City Surveyor and Tim Welch, Engineering Design Manager.
6. Additional comments may be forthcoming at DRC meeting.

Division: Police

Member: Det. C. Cleary-Robitaille  
828-6419

Project Name: New River Woods Plat Approval

Case #: 8-P-02

Date: 5-28-02

**Comments:**

No comments at this time.

**Division:** Zoning

**Member:** Terry Burgess  
828-5913

**Project Name:** New River Woods Plat Approval

**Case #:** 8-P-02

**Date:** 5/28/02

**Comments:**

No Comments